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ABSTRACT

This book discusses the advantages and disadvantages of the two most common construction planning methods utilized for educational facilities: general contracting and construction management. Diagrams are provided that illustrate the chain of command and communication within each approach, and highlight considerations that every school district should examine before selecting a program, including owner participation, scheduling, cost savings, and limitations. Several frequently asked questions regarding construction management, such as whether or not construction management will save time as well as money, or if it might have the adverse effect of reducing competitive bidding are highlighted. This guide supplies school boards and planners with a reference table comparing the major points of distinction between general contracting and construction management. This table cove s a number of issues ranging from construction savings to team chemistry to school construction expertise. Four appendixes explain construction management services, compensation issues, the responsibilities o: the different project participants, and guidelines for selecting a construction manager. A sample construction management request for proposal and cost proposal sheet are included. (CMD)

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